

Housing Policy Department
Received on:

MAY 20 2013



Annual Progress Report on the General Plan 2012

March 2013

City of El Cerrito
Environmental and Development Services Department
10890 San Pablo Avenue
El Cerrito, CA 94530

INTRODUCTION

As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This General Plan Annual Progress Report covers the period from January 1, 2012 to December 31, 2012.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

BACKGROUND

On August 30, 1999, the El Cerrito City Council adopted the City's current General Plan for implementation. The General Plan has nine elements contained within four separate chapters: Community Development and Design, Transportation and Circulation, Public Facilities and Services, Resources and Hazards. The General Plan contains the seven state-required elements which are land use, circulation, housing, conservation, open space, safety and noise. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion.

The General Plan is the City's vision for achieving more balanced residential, commercial, and civic uses within the city. The process of preparing the General Plan took place in 1998 and 1999 as the City embarked on a program to bring its 1975 General Plan up to date so that it could better meet future challenges. The process resulted in the following ten key principles designed to improve the quality of development and the long-term fiscal health of the City so that it can remain an attractive place to live and work:

1. No major changes in land-use patterns are expected to occur.
2. Emphasis will be on quality of development.
3. Incentives, if used, will have clear criteria and limits.
4. Emphasis will be on impacts of development, not on the type of development itself.
5. Increased residential development, where allowed, must be done with care in order to enhance neighborhoods.
6. New development in the San Pablo Avenue Corridor will be encouraged to take place in mixed-use activity centers that may extend up selected perpendicular streets in order to allow a more pedestrian friendly environment.

7. The preservation and enhancement of natural features – trees, creeks, natural open space areas – and historical features will be a high priority for the City.
8. The City should have distinct destination areas, including commercial areas, a civic center and community meeting places.
9. Development should contribute to the fiscal health of the City while minimizing adverse impacts.
10. Access should be improved by balancing automobile use with improved transit, bicycle, and pedestrian opportunities.

The General Plan sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of development as well as the process for how development should proceed.

While this General Plan can address many City issues, factors beyond El Cerrito's control have significant influence over its future land use and development patterns:

- Market forces play an important role in determining what types of uses are economically feasible and, therefore, built.
- Land use and transportation decisions in other cities and counties, and by state and regional agencies, affect El Cerrito.
- Our system of property rights places certain limitations on what cities can do in prescribing future land uses.
- California environmental law requires that we designate land uses in accordance with available infrastructure capacity (streets, sewer, water, natural resources, etc.).

Thus in creating the current General Plan, El Cerrito went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

The El Cerrito General Plan reflects the aspirations and values of El Cerrito's residents and their elected representatives. The City Council and Planning Commission use the Plan in considering land use and planning-related decisions. City staff use the Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the Plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

GENERAL PLAN ADOPTION AND AMENDMENTS

1. Adoption Dates of Mandatory General Plan Elements

| General Plan Element | Latest Adoption |
|-----------------------------|------------------------|
| Land Use | 1999 |
| Circulation | 1999 |
| Housing | 2012 |
| Open Space | 1999 |
| Conservation | 1999 |

Safety
Noise

1999
1999

2. List of General Plan Amendments

No General Plan amendments were made during the 2011 reporting period.

GENERAL PLAN UPDATES

1. General Plan Housing Element Update

On February 6, 2012, the 2007-2014 Draft Housing Element was adopted by City Council. The document was certified by the Department of Housing and Community Development on March 6, 2012.

2. Overall General Plan Update

Staff is generating a scope for a General Plan update to commence as soon as funding can be identified.

GENERAL PLAN IMPLEMENTATION

Chapter 4: Community Development and Design

Land Use

Goal LU1: A high-quality residential character within El Cerrito.

Goal LU2: A land use pattern and mix of uses that contribute to the financial health and stability of the community.

The City continued to implement the 2008 Zoning Ordinance which allows for a mix of commercial and residential uses, generally along the San Pablo Avenue corridor.

Goal LU3: A development pattern that enhances a strong sense of community.

The City continues to implement the Zoning Ordinance, recently updated in 2008. The revised ordinance puts a focus on more intense development in the “nodes” around the BART station and Civic Center areas as designated within the General Plan.

Goal LU4: A safe, attractive, and interesting community

During the 2012 reporting period, the City implemented additional lighting at Creekside Park. The improved lighting will enhance safety at the park. Additionally, the City commenced construction of safety improvements at the intersection of Fairmount Avenue and Ashbury Avenue.

The City continued implementation of the San Pablo Avenue Streetscape Public Art Project that will move the City’s identity forward through a public art project on the light poles that line San Pablo Avenue.

In 2012, BART continued the retrofit of the aerial BART structure through El Cerrito. BART began work on safety improvements to the Ohlone Greenway pursuant to the Ohlone Greenway Master Plan.

Goal LU5: A land use pattern and types of development that support alternatives for the movement of people, goods, and ideas.

In 2009, the city voters approved a bond measure (Measure A) to improve local streets. In 2012 Measure A funds were used to pay for street improvements such as paving, installation of curb ramps, and replacing damaged storm drain pipes throughout the City.

Goal LU6: Development patterns that promote energy efficiency, conservation of natural resources, and use of renewable rather than nonrenewable resources.

The City continues to implement the Zoning Ordinance recently updated in 2008. The revised ordinance puts a focus on more intense development in the "nodes" around the BART station and Civic Center areas as designated within the General Plan.

Additionally, the City commenced preparation of a Climate Action Plan which identifies energy efficiency and efficient development patterns as methods to achieve the City's greenhouse gas reduction targets.

Community Design

Goal CD1: A city organized and designed with an overall attractive, positive image and "sense of place."

Goal CD2: A city with attractive, safe, and functional streets, parking areas, and pedestrian walkways.

In 2012, the City received a grant for a complete streets plan which will be part of the San Pablo Avenue Specific Plan. The City also received a grant to design and install way-finding signage along the Ohlone Greenway and a grant to update the City's Circulation Plan for Bicyclists and Pedestrians, which was adopted in 2007.

Goal CD3: A city with attractive landscaping of public and private properties, open space, and public gathering spaces.

In 2012, BART continued the retrofit of the Ohlone Greenway (BART – pedestrian and bike path and tracks). The retrofit primarily focused on earthquake improvements to the elevated tracks for BART. BART also agreed to realign and modify the trail to make it safer, more efficient and to serve multiple users.

Goal CD4: Well designed buildings that are compatible with their surroundings.

The City continued to implement the Design Review process pursuant to the Zoning Ordinance to ensure that new development is well-designed.

Goal CD5: A design process that achieves design objectives while being efficient and allowing for flexibility.

In 2012, the City continued to utilize the design review process to achieve the General Plan goals above. Design review in the City of El Cerrito is intended to encourage high-quality design, well-crafted and maintained buildings and landscaping, the use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

Goal CD6: An urban form that sustains a vital commercial community to meet the diverse needs of the local and regional population.

Housing – see attachment for Housing Element annual report

Growth Management

Goal GM1: A coordinated regional and sub-regional planning system that provides better service and less congestion for residents of El Cerrito

In 2012, the City participated in the I-80 Integrated Corridor Mobility Project, a multi-agency effort to ease congestion on Interstate 80. This project is an effort of CalTrans in cooperation with ten municipalities, two transit agencies and four regional agencies. As part of this project, the City completed vehicular and pedestrian improvements at the intersection of San Pablo Avenue and Fairmount Avenue, and the intersection of San Pablo Avenue and Carlson Boulevard.

Goal GM2: Compliance with applicable level of service standards.

In 2012, the City, through the CEQA review process, continued to ensure that new development meets the level of service standards in the General Plan.

Goal GM3: Timely review of projects that are heavy traffic generators.

All development projects processed by the City are evaluated against and comply with applicable level of service standards. All applications regardless of traffic generation are processed in a timely fashion.

Goal GM4: Effective community-wide programs to reduce traffic impacts of new projects.

In 2010, the Council directed staff to study ways of reducing traffic impacts from new development, with particular focus on balancing local and commuter traffic in the area around the Del Norte BART Station. As a result, the City initiated the Del Norte Transit Oriented Development Strategy. In 2011, this strategy led the City to crafting the Transit-Oriented Development Feasibility and Parking study, therefore, implementing the directive from Council. As a result, the study will be used as a reference to be incorporated into the San Pablo Avenue Specific Plan. The City continues to prepare the San Pablo Avenue Specific Plan as a means to address traffic impacts in the San Pablo Avenue corridor.

Goal GM5: An effective system of providing urban services.

The City, in partnership with Albany, Piedmont, San Pablo, and Strategic Energy Innovations (SEI), a local non-profit agency, participated in the Small Cities Climate Action Partnership. The central premise of the program is to create a model in which the four small cities will pool staff and consultant resources and aggregate the population base to support the implementation of common municipal and community emissions reduction activities, while also supporting each jurisdiction to advance individual emissions reduction activities. As a result of the partnership the City was able to:

- Complete the Draft Climate Action Plan, which is expected to be adopted in May 2013.
- Complete a utility management protocol and monitoring system that will provide easily assessed information on city facility energy and water use.
- Prepare a Five-Year Plan for Clean Energy Projects
- Conduct energy efficiency and/or clean energy retrofits of city facilities

Chapter 5: Transportation and Circulation

Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.

In 2010, the Public Works Department developed a Neighborhood Traffic Management Program (NTMP) to address resident concerns regarding speeding, high traffic volumes and pedestrian and bicycle comfort and safety in El Cerrito's neighborhoods. The NTMP was based on previous efforts in the City, guidance provided by the City's General Plan and City Council, policies and lessons learned from other jurisdictions, practices published by the transportation industry, and community input. In 2012 the NTMP process allowed neighborhoods and applicants to achieve safer streets through adding striping or speed bumps in neighborhoods.

In May 2012, the City sponsored an "Energizer Station" as part of Bike to Work Day, a regional effort to increase bicycling.

Goal T2: A land use pattern that encourages walking, bicycling, and public transit use.

The City continues to implement the Zoning Ordinance with a focus on Transit Oriented Development nodes. The Draft Climate Action plan also envisions land use patterns that encourage alternative modes of transportation as a way of meeting the City's greenhouse gas reduction targets.

Goal T3: A transportation system that maintains and improves the livability of the City.

The Measure A Street Improvement Program, approved by El Cerrito voters on February 5, 2008, was initiated as an accelerated multi-year program to improve pavement conditions in El Cerrito and this effort culminated in 2010. The program was then continued as an annual maintenance and repair program aimed at keeping street

conditions in the good category and addressing a handful of streets that still remained in the poor category. The 2011 Street Paving Project, the first annual project, included the rehabilitation of a large segment of Liberty Street. The 2012 Street Paving Project included slurry sealing at a few locations. A much larger annual project is anticipated in 2013 as the City will continue to dedicate resources to maintenance of the recently resurfaced streets.

Goal T4: A minimum amount of land used for parking and minimal parking intrusion in neighborhoods.

The San Pablo Avenue Specific Plan is examining different methods of reducing parking in future development projects and minimizing the intrusions into neighborhoods. The Transit Oriented Development Feasibility and Parking study was funded and completed in 2011. The study will be used as a reference in completing the San Pablo Avenue Specific Plan. In 2012, the City continued the drafting of the San Pablo Avenue Specific Plan to incorporate strategies for reducing land used for parking in the Specific Plan Area.

Chapter 6: Public Facilities and Services

Parks, Recreations and Open Space

Goal PR1: Adequate, diverse, and accessible recreational opportunities for all residents – including children, youth, seniors, and others with special needs – in parks, school yards, and open space.

To provide better recreational opportunities for the City's youth, the City has created after-school band programs at all Elementary Schools in the City. These programs replace previous school program which was cut due to funding shortages. In October 2012, the City's Arts and Culture Commission sponsored the Art's Month pARTy in celebration of National Arts Day.

In conjunction with the City of Albany, the City of El Cerrito sponsored a community event called "Alberrito Streets." A section of Ashbury Avenue/Key Route Boulevard that runs through the two cities was closed to automobile traffic. The event featured classes and workshops tailored to various interests and age groups. The also City sponsored an additional "streetplay" event near the intersection of Conlon Avenue and Key Boulevard.

In 2012, the City continued to sponsor the popular worldOne 4th of July Festival at Cerrito Vista Park. The event features programs and activities for diverse audiences. The City also continued to sponsor various community film events at the Rialto Cinemas Cerrito Theatre and City Hall over the course of 2012.

The City offers ESL conversation classes at the El Cerrito Community Center. The City continues to offer a range of programs for seniors at the Senior Center as well as a range of programs for youth at various City facilities.

Goal PR2: High quality open space protected for the benefit of present and future generations, reflecting a variety of important values: ecological, educational, aesthetic, economic and recreational. These values are interwoven throughout the community in

numerous ways so that the preservation of open space is very important to the well being of the City.

The City received a grant for improvements to the Ohlone Greenway south of the El Cerrito Plaza BART Station in 2010. The Ohlone Greenway Urban Natural Area and Raingardens project is intended to enhance community, environmental quality and neighborhood livability through integrating additional ecological and community functions along the Greenway. The project began the design phase in 2011 and continued in 2012. The project's conceptual design includes elements to treat urban stormwater runoff; create an informal play and gathering area; improve walkability; utilize and demonstrate low-maintenance, low water using native landscaping; improve riparian habitat; and foster connection to nature in an urban and accessible location adjacent to neighborhoods, schools, retail, transit and future development.

The project aims to pilot and demonstrate the types of improvements and high-quality design that will complement the upcoming trail restoration work that will be completed along the Greenway following BART's Earthquake Safety Retrofit program.

In 2012, the City was awarded a grant to prepare an Urban Greening plan for El Cerrito.

Goal PR3: Public access to open space areas while protecting important habitats.

In 2012, the City added lighting to Creekside Park in order to enhance safety. The addition of lighting will improve access to this public open space. Access to the Ohlone Greenway will improve as a result of the improvements BART is constructing, in coordination with the City, upon completion of each portion of the BART Retrofit Project. This work continued in 2012.

Non-Recreational Facilities

Goal CF1: Safe and adequate community facilities that allow the City to offer better services and inspire a sense of community pride.

In 2012, the City completed construction of a new Recycling and Environmental Resources Center on the site of the former Recycling Center. This project was funded entirely from the City's Integrated Waste Management Fund. With the 2009 change in the method of collection to a single stream (also known as "fully commingled") method with the larger carts instead of a small sorted bin method that had been in place for years, the amount and variety of recyclables has increased. Also the decision to discontinue sorting recyclables at the Center, and instead taking them directly to the recycling processor, eliminates the need for a sorting area. This reduced the size and cost of the facility, and allows for a greater focus on community education and drop-off for items that are difficult to recycle such as florescent lights, electronics and items that could be reused.

Public Services and Infrastructure

Goal PS1: An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

In 2012, the City of El Cerrito continued its participation in National Night Out as a way to promote anti-crime programs in the City. The El Cerrito Police Department conducted a Citizen's Academy in September 2012. The City also participated in Tri-City Safety Day in conjunction with the City of Albany and the Community of Kensington.

Goal PS2: A community that has minimized the risks to lives and property due to fire hazards.

El Cerrito's comprehensive fire hazard reduction program focuses upon reducing fire hazards in four areas: (1) on City property, (2) on property owned by other agencies (3) large landowners, and (4) on residential property.

The fire hazard abatement program is designed to reduce fire hazards on a large number of private properties during the spring and early summer months. A process of advance notice and hearings for property owners is coupled with a public education program involving the promulgation of standards for vegetation management in residents' yards and vacant lots.

This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate these hazards without Fire Department involvement. Ideally, 100% of the property owners would do so. We anticipate that a small number of owners are content to have the City do the work and place the costs on their tax bill.

Over the past eighteen years, the City's annual fire hazard abatement program has been very successful in reducing fire hazards throughout the hill neighborhoods of El Cerrito.

Goal PS3: Safe and adequate public infrastructure to serve El Cerrito's residents, now and in the future.

As mentioned previously, the City continued implementation of the Street Paving Project funded by Measure A. In 2012, the City completed work on intersection improvements at Fairmount Avenue and Ashbury Avenue. These improvements included new curbs, gutters, sidewalks and sidewalk ramps.

Goal PS4: An adequate storm drainage system to serve existing and future planned development

In March 1993, the voters of the City of El Cerrito approved the issuance of \$6.3 million in revenue bonds for the reconstruction of the City's storm drain system. In June 1993, the City Council adopted Ordinance 93-4, providing for the imposition and collection of Storm Drain Fees to pay the debt service on the revenue bonds. Ordinance 93-4 set the Storm Drain Fee and provided that the fees be collected through the property tax based on amounts specified in an annual Engineer's report. This Engineer's report contains the description of each parcel of real property receiving storm drain services and the amount of the annual fee for each parcel. The City held its required annual public hearing to consider the method of collecting the City Storm Drain Fee on May 15, 2012.

Goal PS5: A system that minimizes the City's generation and disposal of solid waste materials by providing an adequate and integrated waste management program and related facilities to serve existing and future planned development.

In 2012, the City completed construction of the Recycling and Environmental Resource Center. The Center allows the City to improve collection for all constituents. In addition to the City's continued curb-side pickup program, the Recycling and Environmental Resource Center provides convenient drop-off facilities. The Center allows the City to expand the range of items accepted for disposal. The Center has expanded the items that the City is able to accept, including compact fluorescent light bulbs and styrofoam. The Center has been designed as a facility that will provide maximum flexibility to meet future, changing waste disposal needs. In addition, in 2012 the City held an e-waste recycling event and conducted a compost giveaway program at the new Center. In 2012 the City again sponsored citywide garage sale events, which allowed additional goods to be diverted from landfills.

Chapter 7: Resources and Hazards

Natural and Historic Resources

Goal R1: Protected natural resources (important habitat, ecological resources, key visual resources, ridges and ridgelines, creeks and streambanks, steeper slopes, vista points, and major features), and clean air and water.

The Energy and Water Efficiency Program (EWEP) was begun in 2009 in which projects are developed that will save on non-renewable resources. The first few years of cost savings are then reinvested into other projects that will save even more resources.

In 2011 in conjunction with the Cities of Albany, Piedmont, and San Pablo, the City conducted an evaluation of solar energy resources for civic buildings. The Cities issued an RFP for procurement of solar panels for civic buildings in the four cities. The project entered the design phase in 2012 and the project received Design Review Board approval.

Goal R2: Protected and rehabilitated architectural, historical, cultural, and archaeological resources that are of local, state, or federal significance.

The City issued a request for proposal in May 2010 seeking a qualified consultant to develop a historic context statement for the City of El Cerrito, and conduct a reconnaissance survey focused on historic and archeological resources. The City continues to seek out funding sources for this survey.

Hazards

Goal H1: Minimal potential for loss of life, injury, damage to property, economic and social dislocation and unusual public expense due to natural and man-made hazards, including protection from the risk of flood damage, hazards of soil erosion, fire hazards, weak and expansive soils, potentially hazardous soils materials, other hazardous

materials, geologic instability, seismic activity, and release of hazardous materials from refineries and chemical plants in West County.

In 2012, the City continued to oversee the residential rental inspection program.

The City also continued implementation of the Unreinforced Masonry (URM) building hazard mitigation ordinance. The City continues to work with property owners to permit retrofit work for URM buildings.

Goal H2: Government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.

In 2012, the Fire Department continued the very popular Community Emergency Response Team (CERT) program. The program teaches neighbors to help themselves and help each other. Through CERT, citizens receive hands-on training in Disaster First Aid, Disaster Preparedness, Basic Firefighting, Light Search and Rescue, Damage Assessment, and How to Turn Off Utilities.

The Fire Department has also continued internal National Incident Management System (NIMS) and the Incident Command System (ICS) training for City staff. Through the training, staff members directly involved in managing an emergency will understand command reporting structures, common terminology, and roles and responsibilities inherent in a response operation.

Goal H3: New development complies with the noise standards established in the General Plan, all new noise sources are within acceptable standards, and existing objectionable noise sources are reduced or eliminated.

All new development is evaluated under CEQA using the noise standards currently in the General Plan. These noise standards were incorporated into updated Zoning Ordinance in 2008 as performance standards required of all development.

CONCLUSION

To date, staff believes the City has continued to faithfully implement the City's 1999 General Plan as the actions, plans, programs and projects documented in this report represent the City's commitment to achieve the goals and objectives set forth in the elements of the El Cerrito General Plan.

ATTACHMENTS:

1. HCD - Housing Element Annual Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cerrito
 Reporting Period 1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program if its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | 0 | 0 | 0 | 0 | |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted for Moderate | | | | | | 0 | |
| No. of Units Permitted for Above Moderate | 2 | | | 3 | | 5 | 5 |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | |
|------------------|--------------------|
| Jurisdiction | City of El Cerrito |
| Reporting Period | 2007-2014 |

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | RHNA Allocation by Income Level | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|--------------------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level | Deed | Restricted Non-deed restricted | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | | |
| | | | | | | | | | | | | |
| Very Low | Deed | | | | 28 | | | | | | 28 | 65 |
| | Restricted Non-deed restricted | 93 | | | | | | | | | | |
| | | | | | | | | | | | | |
| Low | Deed | | 9 | | | | | | | | 9 | 50 |
| | Restricted Non-deed restricted | 59 | | | | | | | | | | |
| | | | | | | | | | | | | |
| Moderate | Deed | | 10 | | 28 | | | | | | 38 | 42 |
| | Restricted Non-deed restricted | 80 | | | | | | | | | | |
| | | | | | | | | | | | | |
| Above Moderate | | 199 | 147 | 6 | 9 | 7 | 2 | 5 | | | 176 | 23 |
| Total RHNA by COG. Enter allocation number: | | 431 | | | | | | | | | | |
| Total Units | | | 166 | 6 | 65 | 7 | 2 | 5 | | | 251 | 180 |
| Remaining Need for RHNA Period | | | | | | | | | | | | |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Attachment 1

Jurisdiction: El Cerrito
Reporting Period: 2012

Table C
Program Implementation Status - Certified HE 2012

| Program Description (By Housing Element Program Names) | Name of Program | Deadline in HE | Status of Implementation |
|--|-----------------|----------------|---|
| Program 1.1 - Continue to implement the Residential Rental Inspection Program | | Ongoing | First cycle completed in 2012 and second cycle to start in 2013 |
| Program 1.2 - Continue to investigate complaints and take action about rental housing code violations | | Ongoing | Ongoing |
| Program 1.3 - Continue to encourage the rehabilitation of existing housing units by providing program information | | 2010 | Information available to the public at the front counter |
| Program 1.4 - Continue to permit new housing units & rehabilitation in mixed use & commercial zoning districts | | Ongoing | Allowed for by Zoning Ordinance |
| Program 1.5 - Continue to regulate condominium conversions | | Ongoing | Mandated by Zoning Ordinance |
| Program 1.6 - Continue to regularly monitor assisted housing units to help preserve existing stock of affordable housing | | Annual | Report to be completed in 2013 |
| Program 1.7 - Continue to enforce notification requirements on BMR and Section units | | Ongoing | Mandated by Zoning Ordinance |
| Program 1.8 - Annual review of the City Capital Improvements Program (CIP) | | Annual | Review to be completed in spring 2013 |
| Program 2.1 - Retain existing residential zoning and discourage non-residential uses | | Ongoing | Mandated by Zoning Ordinance |
| Program 3.1 - Consider enacting additional incentive programs to encourage retrofit of seismically unsafe buildings | | Ongoing | Ongoing |
| Program 3.2 - Explore possible funding sources to minimize financial impact of retrofits on low/mod income residents | | Ongoing | Ongoing |
| Program 4.1 - Conduct an annual evaluation of the City's inventory of available sites | | Annual | To be completed by end of 2013 |
| Program 5.1 - Maintain General Plan designations for mixed use and high density housing | | Ongoing | Ongoing |
| Program 6.1 - Continue to fast track processing for second units meeting established City standards | | Ongoing | Allowed for by Zoning Ordinance |
| Program 6.2 - Consider the establishment of a "pre-approved" second unit program. | | 2012-2013 | Evaluating Santa Cruz second unit program |
| Program 7.1 - Continue to implement City regulations that allow manufactured and prefab housing in residential districts | | Ongoing | Allowed for by Zoning Ordinance |
| Program 8.1 - Continue to identify underutilized properties where transit oriented development can occur. | | Ongoing | Ongoing |
| Program 9.1 - Use existing zoning regulations to allow innovative approaches to increasing affordable housing. | | Ongoing | Allowed for by Zoning Ordinance |
| Program 10.1 - Revise the Zoning Ordinance to include housing size diversity standards | | 2012 | To be analyzed with annual ZO update in 2013 |
| Program 11.1 - Continue to enforce the Zoning Ordinance which provides incentives for affordable housing | | Ongoing | Mandated by Zoning Ordinance |
| Program 11.2 - Continue to inform developers about and allow density bonuses | | Ongoing | Ongoing |

Table C
Program Implementation Status - Certified HIE 2012

Attachment 1

| Program Description (By Housing Element Program Names) | Name of Program | Deadline in HE | Status of Implementation |
|---|------------------------|-----------------------|--|
| Program 12.1 - During the annual Master Fee Schedule revision, evaluate development fees. | | Annual | Fees were updated with Master Fee Schedule as part of 2012 Budget |
| Program 13.1 - Streamline the application process by continuing to offer interdepartmental team meetings for applicants | | Ongoing | Ongoing |
| Program 14.1 - Continue to enforce the Zoning Ordinance and encourage Transit Oriented development | | Ongoing | Ongoing |
| Program 15.1 - Assist developers in obtaining state and federal funding available to develop affordable housing | | Ongoing | Ongoing |
| Program 15.2 - Continue to enforce Federal and State Accessibility and Adaptability standards | | Ongoing | Required by Building Code |
| Program 15.3 - Continue to fast track inspection processes for large family and special needs housing. | | Ongoing | Ongoing |
| Program 15.4 - Continue to encourage and support development of senior housing | | Ongoing | Ongoing |
| Program 15.5 - Facilitate the provision of housing that supports 'aging in place' for the City's senior population | | Ongoing | 56 units of "age in place" senior housing under development. |
| Program 15.6 - Update the Zoning Ordinance to include a definition of transitional and support housing | | 2012 | To be completed with annual ZO update in 2013 |
| Program 16.1 - Assist in the development of extremely low-, very low-, low- and moderate income housing | | Ongoing | Ongoing |
| Program 16.2 - Study the feasibility of an inclusionary housing ordinance | | 2012 | Under development |
| Program 16.3 - Encourage developers to leverage limited Housing Funds with other assistance | | Ongoing | Ongoing |
| Program 17.1 - Continue to allow emergency and transitional housing as a permitted use within the CC zone | | Ongoing | Mandated by Zoning Ordinance |
| Program 17.2 - Consult with other agencies to maintain 2007-2014 demand estimate for emergency housing | | Ongoing | Ongoing |
| Program 17.3 - Coordinate with the County and cities to develop the annual 5-year consolidated plan | | Ongoing | Ongoing |
| Program 18.1 - Look for opportunities with non-profits and other cities to expand the City's supply of affordable housing | | Ongoing | City working with two non-profits to develop affordable housing. |
| Program 19.1 - Continue to provide non-discrimination clauses in rental agreements and deed restrictions | | Ongoing | Ongoing |
| Program 19.2 - Reasonable Accommodation procedures | | Ongoing | Required by Building Code |
| Program 19.3 - Continue the City's participation in the Contra Costa Urban County CDBG Consortium. | | Ongoing | Ongoing |
| Program 19.4 - Continue to allow emergency, transitional and supportive housing as a permitted use within the CC zone | | Ongoing | Mandated by Zoning Ordinance |
| Program 20.1 - Develop an energy conservation strategy | | 2011 | Ongoing. The City's Climate Action Plan is expected to adopted in May 2013 |
| Program 21.1 - Continue to enforce the State Energy Conservation Standards | | Ongoing | Mandated by Building Code |
| Program 22.1 - Develop policies consistent with AB32 and SB375 to establish common thresholds for green buildings | | 2011 | Ongoing - The City's climate action plan is still in development. |
| Program 23.1 - Continue to provide for increased density, reduced parking and design and development standards | | Ongoing | Allowed for by Zoning Ordinance |